



DEVELOPMENT DA	TA:
TAX PARCEL ID:	04717118, 04738205, 04738206 04738207, 04738208 & 0473820
LAND USE:	RESIDENTIAL AND VACAN
TOTAL SITE AREA:	
TOTAL SITE ANEA.	A: ± 0 ACRE
TOTAL R.O.W. ARE	AREA ±16.41 ACRE
TOTAL NUMBER OF	
ZONING DATA: FEMA FLOOD PANI	7740457700
FEMA FLOOD PANI	EL: 3710457700
WATENSHIED.	MALLARI YADKIN — SOUTHEAST CATAWB
PC DISTRICT:	TADRIN - SOUTHEAST CATAWE
ZONING DISTRICT:	OURDENT RE
	CURRENT: RE— PROPOSED: RE—;
	PROPOSED: RE-
ZONING STANDARD	
MIN. BLDG SEPAR	ATION: 10 F
MAX. BUILDING HE	IGHT PER ORDINANCE
PROPOSED DENSIT	Y: 9.30 DU/
SETBACK:	30
SETBACK: SIDE YARD:	30 MIN. 35
SETBACK:	30
SETBACK: SIDE YARD:	30 MIN. 35 MIN. 35
SETBACK: SIDE YARD: REAR YARD:	30 MIN. 35 MIN. 35
SETBACK: SIDE YARD: REAR YARD: OPEN SPACE:	30 MIN. 35 MIN. 35
SETBACK: SIDE YARD: REAR YARD: OPEN SPACE: REQUIRED:	30 MIN. 35 MIN. 35
SETBACK: SIDE YARD: REAR YARD: OPEN SPACE: REQUIRED: IMPERVIOUS AREA	30 MIN. 35 MIN. 35
SETBACK: SIDE YARD: REAR YARD: OPEN SPACE: REQUIRED: IMPERVIOUS AREA PROPOSEE	30 MIN. 35 MIN. 35 1.98 AC (10%

TREE SAVE CALCULATIONS (PER SECTION 21-94 & 21-95)		
TOTAL BOUNDARY ACREAGE:	±19.79 AC	
TREE SAVE CALCULATIONS:	15% TOTAL SITE	
TOTAL TREE SAVE REQUIRED (15%):	2.98 AC	
TOTAL TREE SAVE PROVIDED:	PER ORDINANCE	

PROPERTY LINE/ REZONING BOUNDARY

COMMON OPEN SPACE & TREE SAVE PROPOSED DWELLING

PROPOSED SIDEWALK



SHEET NUMBER RZ-01

LEGRANGER

BROWN

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REZONING

- **--ACREAGE:** ± 19.79
- --TAX PARCEL #S: 047-171-18, 047-382-05, 047-382-06, 047-382-07, 047-382-08 AND 047-382-09
- --EXISTING ZONING: RE-1 & R-4
- --PROPOSED ZONING: RE-3 (CD)
- --EXISTING USES: RESIDENTIAL AND VACANT
- --PROPOSED USES: UP TO ONE HUNDRED EIGHTY-FOUR (184) MULTI-FAMILY DWELLING UNITS IN A TOWNHOME FORMAT TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE RE-3 DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 3).
- --MAXIMUM BUILDING HEIGHT: AS ALLOWED BY ORDINANCE.
- --PARKING: WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.

1. GENERAL PROVISIONS.

a. SITE LOCATION. THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET, SCHEMATIC SITE PLAN AND OTHER GRAPHICS SET FORTH ON ATTACHED SHEETS FORM THIS REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY THE BROWN GROUP (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF ONE HUNDRED EIGHTY-FOUR (184) MULTI-FAMILY RESIDENTIAL DWELLING UNITS ON AN APPROXIMATELY ±19.79-ACRE SITE LOCATED ALONG LEGRANGER ROAD (THE "SITE").

b. ZONING DISTRICTS/ORDINANCE. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE RE-3 ZONING CLASSIFICATION SHALL GOVERN.

c. GRAPHICS AND ALTERATIONS. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, DRIVEWAYS, STREETS AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES, AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.

SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE. THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE:

i. MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.

THE PLANNING DIRECTOR, OR DESIGNEE WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE; IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY.

THE TOTAL NUMBER OF PRINCIPAL RESIDENTIAL BUILDINGS TO BE DEVELOPED ON THE SITE SHALL NOT EXCEED SEVENTY-FIVE (75). ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS, AND DESIGNS AS THE PRINCIPAL BUILDINGS LOCATED ON THE SITE.

PERMITTED USES & DEVELOPMENT AREA LIMITATION.

a. THE SITE MAY BE DEVELOPED WITH UP TO ONE HUNDRED EIGHTY-FOUR (184) MULTI-FAMILY DWELLING UNITS IN A TOWNHOME FORMAT ALONG WITH ASSOCIATED ACCESSORY USES WHICH ARE PERMITTED UNDER THE ORDINANCE OF ALL TYPES IN THE RE-3 ZONING DISTRICT AS GENERALLY DEPICTED ON THE REZONING PLAN.

2. ACCESS AND TRANSPORTATION IMPROVEMENTS.

a. ACCESS TO THE SITE WILL BE FROM LEGRANGER ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINT(S) ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY CDOT AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT") IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.

b. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS, AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CDOT AND/OR NCDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.

c. ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NCDOT, AS APPLICABLE, TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD NORTHEASTERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

d. THE PETITIONER WILL PROVIDE A PERMANENT SIDEWALK EASEMENT FOR ANY OF THE PROPOSED SIDEWALKS LOCATED ALONG THE PUBLIC STREETS LOCATED OUTSIDE OF THE RIGHT-OF-WAY. THE PERMANENT SIDEWALK EASEMENT WILL BE LOCATED A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALK WHERE FEASIBLE.

e. ALL TRANSPORTATION IMPROVEMENTS THAT ARE THE RESPONSIBILITY OF THE PETITIONER, SHALL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE SITE SUBJECT TO THE PETITIONER'S ABILITY TO POST A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME OF THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

STREETSCAPE, BUFFERS, LANDSCAPING, AND SCREENING.

a. A THIRTY-SEVEN AND A HALF (37.5) FOOT CLASS 'C' BUFFER WILL BE PROVIDED ALONG THE NORTHERN PROPERTY LINE AS GENERALLY DEPICTED ON THE REZONING PLAN.

b. A FIFTY (50) FOOT CLASS 'C' LANDSCAPE BUFFER SHALL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN.

c. THE SETBACK ALONG LEGRANGER ROAD SHALL BE [NUMBER] (XX) FEET AS MEASURED FROM THE FUTURE BACK OF CURB. A NUMBER (XX) FOOT SIDEWALK AND EIGHT (8) FOOT PLANTING STRIP SHALL BE PROVIDED AS GENERALLY DEPICTED.

d. TRASH COLLECTION FROM THE SITE WILL BE FROM DUMPSTERS OR A TRASH COMPACTOR.

e. ALONG THE SITE'S INTERNAL PARKING AREAS, THE PETITIONER WILL PROVIDE A SIDEWALK AND CROSSWALK NETWORK THAT LINKS TO THE BUILDINGS ON THE SITE AND TO THE SIDEWALKS ALONG THE ABUTTING PUBLIC STREETS. THE MINIMUM WIDTH FOR THIS INTERNAL SIDEWALK WILL BE FIVE (5) FEET.

GENERAL ARCHITECTURAL DESIGN GUIDELINES.

a. ARCHITECTURAL AND DESIGN CONTROLS. THE DEVELOPMENT SHALL ADHERE TO THE FOLLOWING STANDARDS:

i. BUILDINGS FRONTING ON LEGRANGER ROAD WILL BE ARTICULATED SUCH THAT EXPANSES OF SOLID WALLS EXCEEDING TWENTY (20) LINEAR FEET WILL BE AVOIDED WITH EITHER HORIZONTAL AND VERTICAL VARIATIONS IN WALL PLANES, MATERIALS AND/OR BUILDING COLOR. RETAINING WALLS LOCATED ALONG LEGRANGER ROAD FIVE (5) FEET OR GREATER IN HEIGHT WILL MEET THE REQUIREMENT FOR SOLID WALLS INDICATED ABOVE.

ii. ALL BUILDINGS LOCATED WITHIN THE SITE WILL BE ARCHITECTURALLY INTEGRATED TO COMPLEMENT ONE ANOTHER BY USING SIMILAR OR COMPATIBLE ARCHITECTURAL STYLES, BUILDING MATERIALS, LANDSCAPE ELEMENTS, PLANTS, AND SIGNAGE TREATMENTS TO CREATE A UNIFIED AND COHESIVE DEVELOPMENT. IN ADDITION, BUILDINGS LOCATED WITHIN THE SITE MUST BE DESIGNED USING A SIMILAR: (I) ARCHITECTURAL STYLE, (II) BUILDING MATERIALS, (III) COLORS AND (IV) SIGNAGE SO THAT DEVELOPMENT ON THE SITE CREATES A COHESIVE WHOLE AND NOT A SERIES OF BUILDINGS WITH UNRELATED AND WHOLLY DISSIMILAR ARCHITECTURAL STYLES, BUILDING MATERIALS, COLORS, AND SIGNAGE.

iii. THE BUILDINGS CONSTRUCTED ON THE SITE WILL USE A VARIETY OF BUILDING MATERIALS. THE BUILDING MATERIALS USED ON THE BUILDINGS WILL BE A COMBINATION OF THE FOLLOWING: BRICK, STONE, PRECAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTATIONS SIDING (SUCH AS HARDI-PLANK), STUCCO, EFIS, WOOD, OR LAP SIDING.

iv. BUILDINGS ON THE SITE SHALL HAVE A MINIMUM OF THIRTY (30%) PERCENT OF EACH BUILDING FAÇADE EXCLUSIVE OF WINDOWS, DOORS AND ROOFS, WILL BE CONSTRUCTED OF BRICK, STONE, SYNTHETIC STONE, OR PRECAST STONE. VINYL AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS AND SOFFITS.

v. ALL SIDES OF THE BUILDINGS TO BE CONSTRUCTED ON THE SITE WILL BE BUILT USING FOUR-SIDED ARCHITECTURE.

vi. THE SCALE AND MASSING OF RESIDENTIAL BUILDINGS ON THE SITE LONGER THAN ONE HUNDRED FIFTY (150) FEET ALONG A STREET SHALL BE MINIMIZED BY UTILIZING A COMBINATION OF THE FOLLOWING OPTIONS: (1) VARIED ROOF LINES THROUGH THE USE OF SLOPES, MODULATED BUILDING HEIGHTS, GABLES, DORMERS OR INNOVATIVE ARCHITECTURAL SOLUTIONS; (2) BUILDING CORNERS TO PROVIDE VISUAL INTEREST AT THE PEDESTRIAN LEVEL AS WELL AS TO DIFFERENTIATE ROOF LINES OR HIGHLIGHT GROUND FLOOR USES: (3) HORIZONTAL AND VERTICAL VARIATIONS IN WALL PLANES: (4) ARCHITECTURAL PROTRUSION; AND/OR (5) MATERIAL OR COLOR CHANGES.

vii, RESIDENTIAL BUILDING ENTRANCES SHALL BE AT OR SLIGHTLY ABOVE GRADE AND SHALL BE HIGHLY VISIBLE AND ARCHITECTURALLY TREATED AS PROMINENT PEDESTRIAN ENTRANCES THROUGH A COMBINATION OF AT LEAST FOUR (4) OF THE FOLLOWING FEATURES: (1) DECORATIVE PEDESTRIAN LIGHTING/SCONCES; (2) ARCHITECTURAL DETAILS CARRIED THROUGH TO UPPER STORIES; (3) COVERED PORCHES, CANOPIES, AWNINGS OR SUNSHADES; (4) ARCHWAYS; (5) TRANSOM WINDOWS; (6) TERRACED OR RAISED PLANTERS THAT CAN BE UTILIZED AS SEAT WALLS; (7) COMMON OUTDOOR SEATING ENHANCED WITH SPECIALTY DETAILS, PAVING, LANDSCAPING OR WATER FEATURES; (8) DOUBLE DOORS; (9) STOOPS OR STAIRS; AND/OR (10) CONTRASTING PAVEMENT FROM PRIMARY SIDEWALK.

viii. ENTRANCES WILL BE CONNECTED VIA A SIDEWALK TO ADJACENT PUBLIC OR PRIVATE STREET SIDEWALKS.

ix. ROOF FORM AND ARTICULATION - ROOF FORM AND LINES SHALL BE DESIGNED TO AVOID THE APPEARANCE OF A LARGE MONOLITHIC ROOF STRUCTURE AS FOLLOWS: (I) LONG PITCHED OR FLAT ROOF LINES SHALL AVOID CONTINUOUS EXPANSES WITHOUT VARIATION BY INCLUDING CHANGES IN HEIGHT AND/OR ROOF FORM, TO INCLUDE BUT NOT BE LIMITED

TO GABLES, HIPS, DORMER OR PARAPETS; (II) FOR PITCHED ROOFS THE MINIMUM ALLOWED IS 4:12 EXCLUDING BUILDINGS WITH A FLAT ROOF AND PARAPET WALLS; AND (III) ROOF TOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE FROM THE NEAREST STREET.

x. UTILITIES SHALL BE SCREENED AND SHALL NOT BE VISIBLE FROM THE PUBLIC STREET. THIS INCLUDES, MECHANICAL AND ELECTRICAL EQUIPMENT, UTILITY METERS, DUMPSTERS, AND BACKFLOW PREVENTERS. NO FENCING SHALL BE LOCATED BETWEEN THE BUILDING AND THE PUBLIC STREET. LANDSCAPING MAY BE USED TO SCREEN UTILITIES.

7. OPEN SPACE.

a. OPEN SPACE AREAS WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PROPOSED OPEN SPACE AMENITY AREAS WILL BE IMPROVED WITH LANDSCAPING, SEATING AREAS, HARDSCAPE ELEMENTS, DOG PARKS, POOL, AND/OR SHADE STRUCTURES AS APPLICABLE AND APPROPRIATE TO THE PROPOSED AMENITY AREA.

8. ENVIRONMENTAL FEATURES.

a. DEVELOPMENT ON THE SITE SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE ("PCCO").

b. DEVELOPMENT ON THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.

c. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

9. LIGHTING.

a. ALL LIGHTING FIXTURES LOCATED ON THE SITE SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES WITH THE EXCEPTION OF LOWER, DECORATIVE LIGHTING THAT IS NOT VISIBLE FROM OFF-SITE RESIDENTIALLY ZONED OR USED PROPERTY THAT MAY BE INSTALLED ALONG THE INTERNAL SIDEWALKS.

b. THE DETACHED LIGHTING ON THE SITE, EXCEPT STREETLIGHTS LOCATED ALONG PUBLIC STREETS, WILL BE LIMITED TO TWENTY-FIVE (25) FEET IN HEIGHT EXCEPT AS MAY BE REOUIRED FOR PUBLIC SAFETY PURPOSES.

10. AMENDMENTS TO THE REZONING PLAN.

a. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

11. BINDING EFFECT OF THE REZONING APPLICATION.

a. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL. UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

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SHEET NUMBER

Know what's below. Call before you dig.